

# C-3 (Heavy Commercial)

## Fact Sheet

### Purpose

To provide for areas for distribution, sales, and storage activities that require extensive indoor or outdoor spaces, large or specialized equipment, or significant truck or rail transportation. These uses may generate limited emissions and noise which make them incompatible with other commercial or residential uses.



### Allowed Uses

- College/university
- Nonprofit club or lodge
- Library/museum
- Nonprofit service organization
- School, private or special
- Indoor recreational uses
- Professional offices
- Personal services
- Retail sales
- Convenience store without gas pumps
- Helicopter landing area
- Ice vending machine
- On site parking

### Conditional Uses

(Must contact the Planning Department for an application)

- Place of worship
- Firearm training and sports facility (indoor)
- Special event facility
- Light industrial uses
- Automobile or truck storage lot
- Microbrewery
- Sales or rental of machinery
- Car wash

### Limited Uses

- Minor utilities
- Commercial parking
- Convenience store with gas pumps
- Manufactured building or mobile home sales
- Mobile vending
- Pawnshop
- Title loans/check cashing
- Vehicle rental
- Vehicle sales and leasing, new or used
- Contractors office with storage
- Self service storage
- Vehicle repair
- Commercial vehicle repair
- Outdoor display
- Outdoor storage, limited and general

### Lot Requirements

Minimum Lot Size: 20,000 square feet  
Minimum Lot Frontage: 100 feet

Minimum Front Setback: 125 feet from an arterial street  
(measured from street centerline) 90 feet from a collector road  
55 feet from all other streets  
30 feet from a service drive (measured from property line)

Minimum Rear Setback: 30 feet (can be reduced to 3 feet bordering C-3/M-1/M-2 properties)

Minimum Side Setback: 30 feet (can be reduced to 3 feet bordering C-3/M-1/M-2 properties)